

# Planning Report

Thursday, October 2, 2014

## Zoning Code Amendments - Temporary Signs

### Case Summary

Agenda Item	4
Case Number	14-097ADMC
Proposal	An amendment to the Zoning Code to revise regulations for temporary sign regarding commercial and industrial For Sale/For Lease Signs.
Request	review and recommendation regarding proposed Zoning Code Amendments under the provisions of Zoning Code Sections 153.232 and 153.234.
Applicant	Marsha I. Grigsby, City Manager, City of Dublin.
Planning Contact	Gary P. Gunderman Planning Manager and Steve Langworthy, Director.
Contact Information Planning	(614) 410-4600, ggunderman@dublin.oh.us or slangworthy@dublin.oh.us
Recommendation	<i>Recommendation of approval to City Council.</i> The proposed modifications to the Zoning Code for Temporary Signs are appropriate and provide for signs that are of value to the community. Planning recommends that the Planning and Zoning Commission recommend approval of this amendment to City Council.

Facts	Zoning Code Amendment
Case Summary	<p>This is a request by the City Council for review and recommendation of approval to City Council to amend portions of the Zoning Code to provide for revised regulations for certain Temporary Signs, particularly those indicating For Sale and For Rent to address the extended periods of time these signs have been in place. This amendment clarifies some of the regulations of the related sign sections of the Zoning Code that have not been organized well. "Commercial and Industrial For Sale/For Lease Sign" are currently regulated in the Zoning Code in Section 153.161(F). These signs are considered as "Temporary Signs" by Section 153.160(C) and are for the purposes of "Indicating the sale, rental, or lease of commercial or industrial real-estate."</p>
Background	<p>City Council discussed this topic during a City Council meeting and requested that Planning attempt to address the issue. Planning prepared a memo with a summary and the draft ordinance amendments. Council reviewed these amendments and directed that these amendments be referred to the Planning and Zoning Commission for review and recommendation.</p>

Details	Zoning Code Amendment
Process	<p>Code Section 153.232(B)(9) provides the Planning and Zoning Commission with "other powers and duties" which includes making recommendations to City Council for amendments to the Zoning Code. The Commission should review the modifications, provide input, and vote on the changes. The proposed amendment will be forwarded to City Council for its consideration. The following sections summarize the major components and considerations of each section of the zoning regulations proposed for the amendment.</p>
153.160 Temporary Signs	<p><u>Temporary Signs: §153.160 (paragraph references are to amended Code)</u></p> <p>(A) Development Signs: The only change was to put a set separation distance of 50 feet where two signs are permitted. This is consistent with the change made for the For Sale/Lease signs and replaces a complicated formula for separation.</p> <p>(B) Gas Inflatable Sign/Device: Relocated from §153.161. Clerical changes only.</p> <p>(C) Banners: Relocated from §153.161. Clerical changes only.</p> <p>(D) Commercial and Industrial For Sale/For Lease Signs</p> <ul style="list-style-type: none"> <li>○ An annual permit is required. The removal provision has been deleted in lieu of having the reduced sign area after the first year (see below).</li> <li>○ One sign per building or lot is permitted. Corner lots are permitted a sign for each frontage, as long as both property lines have at least 100 feet of lot frontage. On corner lots, signs must be separated by at least 50 feet as measured along property lines. For lots that have multiple buildings, each sign must be at least 50 feet from any other similar sign, using a straight line measurement.</li> <li>○ For new buildings, a 32-square-foot, 8-foot high sign is permitted for one year following the issuance of a final occupancy permit from Building Standards. After this initial period, and for existing buildings renewing their</li> </ul>

Details	Zoning Code Amendment
	<p>permits, the size of the sign is reduced to 16 square feet and 6 feet high.</p> <ul style="list-style-type: none"> <li>○ A ground sign must be at least 8 feet from any front property line, and 10 feet from a side or rear property line.</li> <li>○ Multi-tenant buildings (such as those in a shopping center) are permitted a four-square-foot window or wall sign, located on the space actually available for rent/lease. Previously, 16 square feet was permitted.</li> </ul> <p>(E) Political signs: No changes.</p> <p>(F) Seasonal Business: Relocated from §153.161. No changes.</p> <p>(G) Garage/Yard Sign Sale Signs: Relocated from §153.161. Clerical changes. Clarifies that permits must be obtained from the City and only City-issued signs are permitted. Extends removal time to 24 hours after event (the previous 2-hour requirement was not easily enforced).</p>
153.161 Signs with Special Conditions	<p><u>Signs with Special Conditions: §153.161 (paragraph references are to existing Code)</u></p> <p>Signs addressed in this section will now refer only to permanent signs. All temporary signs provisions have been relocated to §153.160, Temporary Signs, as noted.</p> <p>(A) Corporate Office Signs along Interstate District: Clerical changes only.</p> <p>(B) Gas Inflatable Sign/Device: Relocated to §153.160.</p> <p>(C) Banners: Relocated to §153.160.</p> <p>(D) Joint Identification Signs: Clerical changes only.</p> <p>(E) Entry Feature Signs: Clerical changes. Also changes approvals for signs in rights-of-way to go directly to City Council, with the recommendation of the City Engineer. Was previously written to include Planning and Zoning Commission approval for location.</p> <p>(F) Commercial and Industrial For Sale/For Lease Signs: Relocated to §153.160.</p> <p>(G) Signs for Model Homes: Deleted. The sign requirement is provided in the Zoning Code provisions for model homes in §153.173 (D).</p> <p>(H) Signs within the Architectural Review District: Replaces obsolete references and adds references to ARB Board Orders and the Bridge Street District sign requirements.</p> <p>(I) Garage/Yard Sign Sale Signs: Relocated to §153.160.</p> <p>(J) Nonconforming Signs: Language clarifications, such as more clearly distinguishing between nonconforming signs – which are legal signs – and illegals signs that have no nonconforming status. (This section should be located in a separate section of the sign chapter but will be left in the current location for now.)</p> <p>(K) Seasonal Business: Relocated to §153.160.</p> <p>(L) Gasoline Stations: No changes.</p> <p>(M) Architectural Review District: Deleted in lieu of change to a previous section</p>

Details	Zoning Code Amendment
	<p>(the sign requirements for the District are currently in two places).</p> <p>(N) Drive-through Menu Boards: No changes.</p>

Analysis	Zoning Code Amendment
Review Considerations	<p>The Zoning Code does not provide for specific review standards for Zoning Code text amendments. However, there are certain considerations that are appropriate when considering an application for these amendments. These are provided below, along with relevant analysis. The Commission is not limited to these considerations, and may choose to give each its own weight as part of the deliberations for a recommendation to City Council.</p>
<i>Intent and Purpose</i>	<p><i>Whether the amendment is consistent with the intent and purpose of this Chapter and the Community Plan.</i></p> <p><b>Guideline Met</b></p> <p>One of the objectives of the sign regulations is permit useful signs needed by the business community but not to permit the community be cluttered with unnecessary signs where they are not needed. This proposed regulation helps recognize that all For Sale/For Lease sign may not be meeting the same need and some circumstance need to be treated differently.</p>
<i>Error or Omission</i>	<p><i>Whether the change is the result of an error or omission in the original text.</i></p> <p><b>Guideline Met.</b></p> <p>Given the age of the Code, it is difficult to know the considerations that first went into determining which signs would be addressed in what manner. Given this history, the proposed regulations appear to meet the need for reoccurring For Sale/For Lease signs and address the needs of new building development in the City.</p>
<i>Area Effects</i>	<p><i>The potential effects on areas that are most likely to be directly affected by the change.</i></p> <p><b>Guideline Met.</b></p> <p>The proposed amendment should improve the appearance of the Commercial areas of the city which to some extent suffer from what appears to be almost permanent temporary signs at the current time.</p>
<i>Change of Conditions</i>	<p><i>Any changes or enhancements in physical or economic conditions or development practices that justify the proposed change.</i></p> <p><b>Not Applicable</b></p>
<i>Creation of Nonconformities</i>	<p><i>Whether the change might result in the creation of significant nonconformities on properties in the city.</i></p> <p><b>Not Applicable</b></p>

Recommendation	Approval
Approval	<p>The proposed modifications to the Zoning Code for Temporary Signs are appropriate and provide for a use that is of value to Dublin's businesses and residents. Planning recommends that the Planning and Zoning Commission recommend approval of this amendment to City Council.</p>









Development Signs



Commercial Sale/Lease Sign